051.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	740,100 /	740,100
USE VALUE:	740,100 /	740,100
ASSESSED:	740,100 /	740,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-32	CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLERMAN LOIS
Owner 2:	
Owner 3:	
Street 1:	2047 MONTECITO AVE #28
Street 2:	
Twn/City:	MOUNTAIN VIEW
St/Prov:	CA Cntry: Own Occ: N
Postal:	94043 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,861 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Aluminum Exterior and 2164 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4861.000	344,000		396,100	740,100
Total Card	0.112	344,000		396,100	740,100
Total Parcel	0.112	344,000		396,100	740,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.01 | /Parcel: 342.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35438
GIS Ref	
GIS Ref	
Insp Date	11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.0-0002-0007.0 !4264!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	344,100	0	4,861.	396,100	740,200	740,200	Year End Roll	12/18/2019
2019	104	FV	311,800	0	4,861.	396,100	707,900	707,900	Year End Roll	1/3/2019
2018	104	FV	311,800	0	4,861.	265,900	577,700	577,700	Year End Roll	12/20/2017
2017	104	FV	292,200	0	4,861.	254,600	546,800	546,800	Year End Roll	1/3/2017
2016	104	FV	292,200	0	4,861.	232,000	524,200	524,200	Year End	1/4/2016
2015	104	FV	243,100	0	4,861.	186,700	429,800	429,800	Year End Roll	12/11/2014
2014	104	FV	243,100	0	4,861.	166,900	410,000	410,000	Year End Roll	12/16/2013
2013	104	FV	252,900	0	4,861.	158,400	411,300	411,300		12/13/2012

PRINT

Date	Time
12/10/20	19:18:32

LAST REV

Date	Time
04/09/19	15:43:00
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 4264

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17721-453		12/1/1986		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	35438
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2018	58	Inter Fi	77,280	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
4/6/2009	Measured	345	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4861		Sq. Ft.	Site		0	70.	1.16	11									396,081						396,100	

Total AC/HA:	0.11159	Total SF/SM:	4861	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	396,081	Spl Credit
Total:	396,100										

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13521254
Const Adj.:	0.98990101
Adj $ / SQ:	157.325
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498596
Depreciation:	154565
Depreciated Total:	344031

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

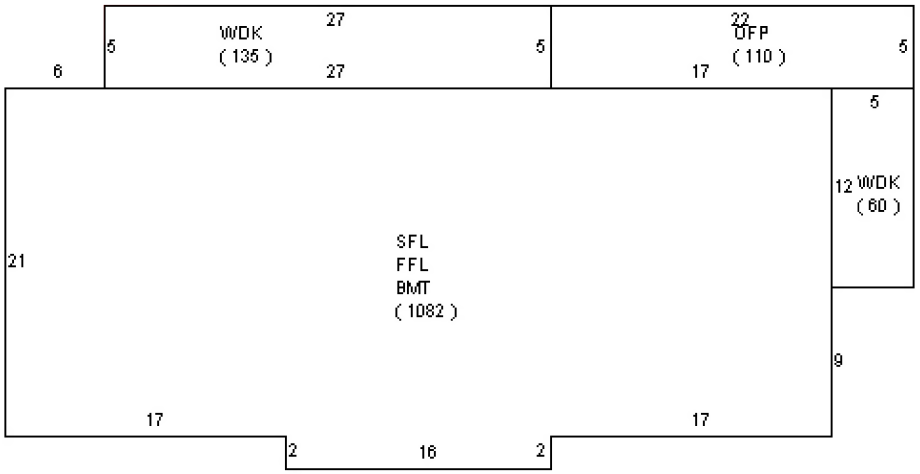
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.32
Special Features:	0	Val/Su Net:	96.87
Final Total:	344000	Val/Su SzAd	158.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,082	47.200	51,068
FFL	First Floor	1,082	157.320	170,225
SFL	Second Floor	1,082	157.320	170,225
WDK	Deck	195	11.020	2,148
OFP	Open Porch	110	31.180	3,430

Net Sketched Area:	3,551			Total:	397,096
Size Ad	2164	Gross Are	3551	FinArea	2164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	